Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

5/366-370 Elgar Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $930,000 & $950,000

Median sale price

Median price $906,000	Property Type Townhouse	Suburb Box Hill	
Period - From 19/12/2020 to 18/12/2021	Source REIV		

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	7 Peppermint Gr BOX HILL SOUTH 3128	$940,000	27/09/2021
2	1/33-39 Hopetoun Pde BOX HILL 3128	$935,000	15/12/2021
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/12/2021 18:18

CONSUMER AFFAIRS VICTORIA

M_cGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price
$930,000 - $950,000
Median Townhouse Price
19/12/2020 - 18/12/2021: $906,000

🛏 3   🛁 2   🚗 2

Property Type: Townhouse
Agent Comments

Comparable Properties

7 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $940,000
Method: Sold Before Auction
Date: 27/09/2021
Property Type: Townhouse (Res)
Land Size: 234 sqm approx

Agent Comments

1/33-39 Hopetoun Pde BOX HILL 3128 (REI)

🛏 3   🛁 2   🚗 2

Price: $935,000
Method: Private Sale
Date: 15/12/2021
Property Type: Townhouse (Single)

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802